

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met on Monday, May 7, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

## **I. ROLL CALL**

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, Michael Szakaly and John West

Commissioner(s) Absent: Kelly Smith

Staff Present: Lisa Abbott, Doris Sims and Janet Roberts

Other(s) Present: Danise Alano, Economic Development Director

## **I. ROLL CALL**

**II. READING OF THE MINUTES** – Elizabeth Kehoe noted two corrections to the minutes. Michael Szakaly moved to approve the minutes as corrected. John West seconded the motion. The minutes for January 24, 2012 were unanimously approved as corrected.

**III. EXAMINATION OF CLAIMS.** John West moved to approve the claims for March 16, 2012 for \$251,082.13; March 30, 2012 for \$403,345.49; April 13, 2012 for \$268,433.09; April 27, 2012 for \$209,398.00. Michael Gentile seconded the motion. The claims were unanimously approved.

## **IV. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Abbott informed the Commissioners that HUD was in town to audit both the HOME and CDBG programs. She stated it went well with only a few minor issues. She reported staff will begin working on the Comprehensive Annual Performance Evaluation Report (CAPER). The Annual Action Plan has been submitted and once it's approved the contracts for 2012 funding will be signed.

The Jack Hopkins collaboration workshops for 10 agencies went well. The second round of Neighborhood Improvement Grants will come to the Commission at the June meeting.

The Griffy Dam Memo of Understanding with Utilities is on tonight's agenda. The funding for the project is a federal grant, but will pass through the Department.

Danise Alano updated the RDC on the Certified Tech Park. She reported they are still in the data collection phase and have scheduled meetings on May 23 and 24 with the Tech and Life Sciences business leaders. They are also having one-on-one sessions with the consultants and private property owners and economic development members of the advisory committee on those same dates. The next advisory committee meeting will be held in June.

**B. Budget Summary Report.**

**V. UNFINISHED BUSINESS.** None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 12-11: Approval to Expend Downtown TIF Funds to Repair Roof on the IU Press Building.** Abbott stated the roof on the IU Press Building is in bad shape and leaking. Dave Duvall from the State Historic Preservation Office looked at the roof project because staff would like to preserve this project for possible historic tax credits. To do that the roof must be repaired in a specific manner. After meeting with Duvall, Collins prepared a work write up for the project. She said the estimate for the project is for no more than \$200,000.

Collins stated a coating had been painted over layers of asphalt resulting in leaks that will get worse. He explained it would cost approximate \$8,000 just to repair the roof, but with no guarantees as to how long it would last. The other option is to hire someone to do a more extensive repair, but not to do anything about the structure, for \$80,000 with a one year guarantee. He proposes an extensive repair that would address such issues as copper gutters, downspouts, flashing, tuck pointing and repairing the columns on either side of the front steps. He proposes to bring the roof back to its original state as well as adding insulation. They will get a 20 year guaranteed on the roof membrane and the flashings will probably last 50 years. Collins said they have built a contingency into the request in case they run

into any unexpected issues.

West said he toured the building and concurs that there are issues and the repairs will add value to the building.

Szakaly asked what the cost would be if they repaired the roof but did not consider the historical preservation aspect of the project.

Collins stated the historical repair enables the purchaser to get tax credits on the building; it's a selling point. He said the copper flashing is probably 30% more but now you have a product that is historically correct and it adds more value to the building. He said the historical repair probably adds 25% to the cost of the repair.

West noted that this expense is part of the \$3.3 million set aside for the CTP project.

Walter asked that they get core samples for asbestos on the roof and purchase 16 ounce copper instead of 20 ounce. He also questioned putting on a white roof instead of the black which was the original color; this changes the character of the building. Collins said he would follow up on Walter's suggestions.

Abbott said she would consult with Nancy Hiestand regarding the color of the roof.

Abbott reviewed the minor changes Susan Failey made to the resolution.

Szakaly said he supports the Resolution, but prefers to abstain since the tenant is IU and his employer. Walter and Abbott do not think this is a conflict.

John West moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 12-11 was approved with a vote of four in favor and one abstention. **ADOPTED.**

**B. RESOLUTION 12-12: Approval to Increase the Department of Public Works 2011 CDBG Funding for the Vernal/Crescent Project.** Abbott explained that HAND has unprogrammed CDBG funding which she is requesting to add to this project to cover unexpected expenses. She proposes adding \$20,000 in CDBG bringing this project total to \$266,000.

Wykoff explained they worked with CBU on the water line and made the intersection safer, but in the process had to replace about 600 feet of 8 inch waterline. Utilities provided the labor and gave them \$17,000 in materials which they need to repay. Because Crider had a deduction from the project, they may not need the entire amount of the request.

Abbott said if they don't need the entire amount, it will be put back into the CDBG fund.

Michael Gentile moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 12-12 was unanimously approved. **ADOPTED.**

**C. RESOLUTION 12-13: Approval of Engineering Contract between Utilities Service Board and the Bloomington Redevelopment Commission for the Griffy Lake Project.** Abbott explained that because she and Bob Woolford are CDBG certified, they will serve as the administrators for this grant. The funds will pass through the HAND to Utilities. Utilities and Parks are responsible for the grant match; there is no HAND funding in this project. This resolution requests approval of a memorandum of understanding between the RDC and the Utilities Service Board which states the grant money will pass through HAND and the project claims will be approved by the Commission. CBU will commit \$54,148 in matching funds for the project.

West asked who in HAND will say the claims are ok to approve. Abbott stated that Bob has been working with Utilities on the project and will clear the claims for approval. The contract should be approved in June with construction commencing in late summer and completed before next summer.

Michael Szakaly moved to approve the resolution. John West seconded the motion. Resolution 12-13 was unanimously approved. **ADOPTED.**

**D. RESOLUTION 12-14: Approval of the IU Press Building Lease between the City of Bloomington Redevelopment Commission and the Trustees of Indiana University.** Alano explained that IU has asked for a lease extension for the IU Press Building. She stated they talked with

people in the real estate business about whether or not a leased property would interfere with a possible sale of the building. The consensus was that a short term extension with steady income would potentially help with the sale. Staff then began negotiating lease details with IU.

West said the lease is identical to what they have already agreed with one change -- the extension includes a 180 day “kick out.” If the City gets in a situation where they need IU to vacate within the two-year period, they can give them notice to leave within 180 days. The same holds for IU; they can give the City a 180 day notice to leave.

Abbott informed the Commissioners that the money from the lease payment will go into a redevelopment account which will be governed by the RDC.

Michael Gentile moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 12-14 was approved with a vote of four in favor and one abstention. **ADOPTED.**

**VII. BUSINESS/GENERAL DISCUSSION.**

A. Abbott informed the Commissions that the HPC is sponsoring an Old House Expo on May 12<sup>th</sup> and Carol Krouse has written a book on the Showers Furniture Factory and is holding a book signing on May 26<sup>th</sup>. Both events will be held at City Hall.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting.

\_\_\_\_\_  
David Walter, President

\_\_\_\_\_  
Michael Gentile, Secretary

\_\_\_\_\_  
Date